

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 1 OF 27

TAXATION DISTRICT 002 TOWN OF ADAMS

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	9	258,100	207,900	124.15	134.84	118.42	29.46	44.4	1.09
	IMPROVED	10	1,388,500	1,325,900	104.72	110.43	103.20	17.44	60.0	1.05
	TOTAL	19	1,646,600	1,533,800	107.35	121.99	111.86	24.92	47.4	1.14
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	9	258,100	207,900	124.15	134.84	118.42	29.46	44.4	1.09
	IMPROVED	10	1,388,500	1,325,900	104.72	110.43	103.20	17.44	60.0	1.05
	TOTAL	19	1,646,600	1,533,800	107.35	121.99	111.86	24.92	47.4	1.14

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	9	1	11.1	0	0.0	0	0.0	3.5	38.9	.5	5.6	0	0.0	1	11.1	3	33.3
	IMPROVED	10	0	0.0	0	0.0	2	20.0	3	30.0	3	30.0	1	10.0	0	0.0	1	10.0
	TOTAL	19	1	5.3	0	0.0	3	15.8	5.5	29.0	3.5	18.4	1	5.3	1	5.3	4	21.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	9	1	11.1	0	0.0	0	0.0	3.5	38.9	.5	5.6	0	0.0	1	11.1	3	33.3
	IMPROVED	10	0	0.0	0	0.0	2	20.0	3	30.0	3	30.0	1	10.0	0	0.0	1	10.0
	TOTAL	19	1	5.3	0	0.0	3	15.8	5.5	29.0	3.5	18.4	1	5.3	1	5.3	4	21.1

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 2 OF 27

TAXATION DISTRICT 004 TOWN OF ALBION

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	255,200	305,900	83.43	83.30	83.30	7.59	100.0	1.00
	TOTAL	2	255,200	305,900	83.43	83.30	83.30	7.59	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	255,200	305,900	83.43	83.30	83.30	7.59	100.0	1.00
	TOTAL	2	255,200	305,900	83.43	83.30	83.30	7.59	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 3 OF 27

TAXATION DISTRICT 006 TOWN OF ALMA
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	344,900	378,300	91.17	96.58	102.14	9.22	75.0	1.06
	TOTAL	4	344,900	378,300	91.17	96.58	102.14	9.22	75.0	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	344,900	378,300	91.17	96.58	102.14	9.22	75.0	1.06
	TOTAL	4	344,900	378,300	91.17	96.58	102.14	9.22	75.0	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT	008	TOWN OF BEAR BLUFF
COUNTY	27	JACKSON
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 5 OF 27

TAXATION DISTRICT 010 TOWN OF BROCKWAY

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	11,500	20,000	57.50	57.50	57.50	0.00	100.0	1.00
	IMPROVED	17	1,025,400	1,222,500	83.88	82.71	81.35	22.34	47.1	0.99
	TOTAL	18	1,036,900	1,242,500	83.45	81.31	79.96	23.12	44.4	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	329,300	327,000	100.70	100.70	100.70	0.00	100.0	1.00
	TOTAL	1	329,300	327,000	100.70	100.70	100.70	0.00	100.0	1.00
TOTAL	VACANT	1	11,500	20,000	57.50	57.50	57.50	0.00	100.0	1.00
	IMPROVED	18	1,354,700	1,549,500	87.43	83.71	82.24	22.18	44.4	0.96
	TOTAL	19	1,366,200	1,569,500	87.05	82.33	81.35	22.78	42.1	0.95

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	17	1	5.9	1	5.9	3	17.7	3.5	20.6	4.5	26.5	2	11.8	1	5.9	1	5.9
	TOTAL	18	1	5.6	1	5.6	4	22.2	3	16.7	5	27.8	1	5.6	2	11.1	1	5.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	1	5.6	2	11.1	2	11.1	4	22.2	4	22.2	3	16.7	1	5.6	1	5.6
	TOTAL	19	1	5.3	1	5.3	4	21.1	3.5	18.4	4.5	23.7	3	15.8	1	5.3	1	5.3

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 6 OF 27

TAXATION DISTRICT 012 TOWN OF CITY POINT
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	24,000	27,900	86.02	86.02	86.02	0.00	100.0	1.00
	TOTAL	1	24,000	27,900	86.02	86.02	86.02	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	24,000	27,900	86.02	86.02	86.02	0.00	100.0	1.00
	TOTAL	1	24,000	27,900	86.02	86.02	86.02	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 7 OF 27

TAXATION DISTRICT 014 TOWN OF CLEVELAND

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	264,500	323,500	81.76	78.43	79.91	6.63	100.0	0.96
	TOTAL	3	264,500	323,500	81.76	78.43	79.91	6.63	100.0	0.96
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	264,500	323,500	81.76	78.43	79.91	6.63	100.0	0.96
	TOTAL	3	264,500	323,500	81.76	78.43	79.91	6.63	100.0	0.96

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT 016 TOWN OF CURRAN

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 9 OF 27

TAXATION DISTRICT 018 TOWN OF FRANKLIN
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	177,700	173,600	102.36	109.56	96.15	16.46	66.7	1.07
	TOTAL	3	177,700	173,600	102.36	109.56	96.15	16.46	66.7	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	177,700	173,600	102.36	109.56	96.15	16.46	66.7	1.07
	TOTAL	3	177,700	173,600	102.36	109.56	96.15	16.46	66.7	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 10 OF 27

TAXATION DISTRICT 020 TOWN OF GARDEN VALLEY
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	134,100	137,500	97.53	97.53	97.53	0.00	100.0	1.00
	TOTAL	1	134,100	137,500	97.53	97.53	97.53	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	134,100	137,500	97.53	97.53	97.53	0.00	100.0	1.00
	TOTAL	1	134,100	137,500	97.53	97.53	97.53	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 11 OF 27

TAXATION DISTRICT 022 TOWN OF GARFIELD
COUNTY 27 JACKSON
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	24,000	13,980	171.67	171.67	171.67	0.00	100.0	1.00
	TOTAL	1	24,000	13,980	171.67	171.67	171.67	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	24,000	13,980	171.67	171.67	171.67	0.00	100.0	1.00
	TOTAL	1	24,000	13,980	171.67	171.67	171.67	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 12 OF 27

TAXATION DISTRICT 024 TOWN OF HIXTON
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	162,100	183,500	88.34	91.07	78.54	37.65	33.3	1.03
	TOTAL	3	162,100	183,500	88.34	91.07	78.54	37.65	33.3	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	162,100	183,500	88.34	91.07	78.54	37.65	33.3	1.03
	TOTAL	3	162,100	183,500	88.34	91.07	78.54	37.65	33.3	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
 PAGE 13 OF 27

TAXATION DISTRICT 026 TOWN OF IRVING
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	202,500	257,000	78.79	79.01	79.01	2.15	100.0	1.00
	TOTAL	2	202,500	257,000	78.79	79.01	79.01	2.15	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	202,500	257,000	78.79	79.01	79.01	2.15	100.0	1.00
	TOTAL	2	202,500	257,000	78.79	79.01	79.01	2.15	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 14 OF 27

TAXATION DISTRICT 028 TOWN OF KNAPP
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	66,600	70,000	95.14	95.14	95.14	0.00	100.0	1.00
	TOTAL	1	66,600	70,000	95.14	95.14	95.14	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	66,600	70,000	95.14	95.14	95.14	0.00	100.0	1.00
	TOTAL	1	66,600	70,000	95.14	95.14	95.14	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 15 OF 27

TAXATION DISTRICT 030 TOWN OF KOMENSKY

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	80,900	115,000	70.35	70.35	70.35	0.00	100.0	1.00
	TOTAL	1	80,900	115,000	70.35	70.35	70.35	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	80,900	115,000	70.35	70.35	70.35	0.00	100.0	1.00
	TOTAL	1	80,900	115,000	70.35	70.35	70.35	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 16 OF 27

TAXATION DISTRICT 032 TOWN OF MANCHESTER

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	488,100	393,000	124.20	154.09	130.80	51.64	0.0	1.24
	TOTAL	4	488,100	393,000	124.20	154.09	130.80	51.64	0.0	1.24
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	488,100	393,000	124.20	154.09	130.80	51.64	0.0	1.24
	TOTAL	4	488,100	393,000	124.20	154.09	130.80	51.64	0.0	1.24

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 17 OF 27

TAXATION DISTRICT 034 TOWN OF MELROSE
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	311,500	298,500	104.36	103.55	100.00	17.64	40.0	0.99
	TOTAL	5	311,500	298,500	104.36	103.55	100.00	17.64	40.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	311,500	298,500	104.36	103.55	100.00	17.64	40.0	0.99
	TOTAL	5	311,500	298,500	104.36	103.55	100.00	17.64	40.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	2	40.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	2	40.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	2	40.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	2	40.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 18 OF 27

TAXATION DISTRICT 036 TOWN OF MILLSTON
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	24,200	31,500	76.83	85.02	96.25	14.26	66.7	1.11
	IMPROVED	3	124,300	175,600	70.79	67.77	73.25	11.17	66.7	0.96
	TOTAL	6	148,500	207,100	71.70	76.40	75.28	19.65	33.3	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	24,200	31,500	76.83	85.02	96.25	14.26	66.7	1.11
	IMPROVED	3	124,300	175,600	70.79	67.77	73.25	11.17	66.7	0.96
	TOTAL	6	148,500	207,100	71.70	76.40	75.28	19.65	33.3	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	2	33.3	1	16.7	1	16.7	1	16.7	1	16.7	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	2	33.3	1	16.7	1	16.7	1	16.7	1	16.7	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 19 OF 27

TAXATION DISTRICT 038 TOWN OF NORTH BEND
COUNTY 27 JACKSON
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	23,600	41,000	57.56	57.56	57.56	0.00	100.0	1.00
	TOTAL	1	23,600	41,000	57.56	57.56	57.56	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	23,600	41,000	57.56	57.56	57.56	0.00	100.0	1.00
	TOTAL	1	23,600	41,000	57.56	57.56	57.56	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT	040	TOWN OF NORTHFIELD
COUNTY	27	JACKSON
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
 PAGE 21 OF 27

TAXATION DISTRICT 042 TOWN OF SPRINGFIELD
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	115,800	69,500	166.62	166.62	166.62	0.00	100.0	1.00
	TOTAL	1	115,800	69,500	166.62	166.62	166.62	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	115,800	69,500	166.62	166.62	166.62	0.00	100.0	1.00
	TOTAL	1	115,800	69,500	166.62	166.62	166.62	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 101 VILLAGE OF ALMA CENTER
COUNTY 27 JACKSON
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	271,300	281,600	96.34	97.94	97.16	11.31	75.0	1.02
	TOTAL	4	271,300	281,600	96.34	97.94	97.16	11.31	75.0	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	271,300	281,600	96.34	97.94	97.16	11.31	75.0	1.02
	TOTAL	4	271,300	281,600	96.34	97.94	97.16	11.31	75.0	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 23 OF 27

TAXATION DISTRICT 136 VILLAGE OF HIXTON
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	848,300	872,000	97.28	101.30	97.52	21.38	66.7	1.04
	TOTAL	9	848,300	872,000	97.28	101.30	97.52	21.38	66.7	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	70,300	35,000	200.86	200.86	200.86	0.00	100.0	1.00
	TOTAL	1	70,300	35,000	200.86	200.86	200.86	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	918,600	907,000	101.28	111.26	97.56	29.83	60.0	1.10
	TOTAL	10	918,600	907,000	101.28	111.26	97.56	29.83	60.0	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	1	11.1	1	11.1	2.5	27.8	3.5	38.9	0	0.0	0	0.0	1	11.1
	TOTAL	9	0	0.0	1	11.1	1	11.1	2.5	27.8	3.5	38.9	0	0.0	0	0.0	1	11.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	1	10.0	1	10.0	3	30.0	3	30.0	0	0.0	0	0.0	2	20.0
	TOTAL	10	0	0.0	1	10.0	1	10.0	3	30.0	3	30.0	0	0.0	0	0.0	2	20.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 24 OF 27

TAXATION DISTRICT 151 VILLAGE OF MELROSE
 COUNTY 27 JACKSON
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	397,600	378,300	105.10	115.84	98.57	21.72	71.4	1.10
	TOTAL	7	397,600	378,300	105.10	115.84	98.57	21.72	71.4	1.10
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	619,900	622,960	99.51	99.51	99.51	0.00	100.0	1.00
	TOTAL	1	619,900	622,960	99.51	99.51	99.51	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	1,017,500	1,001,260	101.62	113.80	98.79	19.08	75.0	1.12
	TOTAL	8	1,017,500	1,001,260	101.62	113.80	98.79	19.08	75.0	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	1.5	21.4	0	0.0	0	0.0	2	28.6
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	1.5	21.4	0	0.0	0	0.0	2	28.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	0	0.0	0	0.0	2	25.0
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	0	0.0	0	0.0	2	25.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 25 OF 27

TAXATION DISTRICT 152 VILLAGE OF MERRILLAN

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	430,100	463,800	92.73	99.33	91.52	11.65	85.7	1.07
	TOTAL	7	430,100	463,800	92.73	99.33	91.52	11.65	85.7	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	161,400	152,000	106.18	106.18	106.18	0.00	100.0	1.00
	TOTAL	1	161,400	152,000	106.18	106.18	106.18	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	591,500	615,800	96.05	100.18	93.42	11.95	87.5	1.04
	TOTAL	8	591,500	615,800	96.05	100.18	93.42	11.95	87.5	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	0	0.0	1	14.3
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	0	0.0	1	14.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 26 OF 27

TAXATION DISTRICT 186 VILLAGE OF TAYLOR

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	138,000	160,300	86.09	89.26	85.49	10.25	66.7	1.04
	TOTAL	3	138,000	160,300	86.09	89.26	85.49	10.25	66.7	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	33,500	49,000	68.37	68.37	68.37	0.00	100.0	1.00
	TOTAL	1	33,500	49,000	68.37	68.37	68.37	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	171,500	209,300	81.94	84.04	81.75	13.28	50.0	1.03
	TOTAL	4	171,500	209,300	81.94	84.04	81.75	13.28	50.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 206 CITY OF BLACK RIVER FALLS

COUNTY 27 JACKSON

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	28,800	25,000	115.20	115.20	115.20	0.00	100.0	1.00
	IMPROVED	32	3,549,100	3,398,260	104.44	105.96	100.88	12.64	65.6	1.01
	TOTAL	33	3,577,900	3,423,260	104.52	106.24	100.98	12.67	66.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	1,961,800	1,600,000	122.61	112.63	112.63	9.79	100.0	0.92
	TOTAL	2	1,961,800	1,600,000	122.61	112.63	112.63	9.79	100.0	0.92
TOTAL	VACANT	1	28,800	25,000	115.20	115.20	115.20	0.00	100.0	1.00
	IMPROVED	34	5,510,900	4,998,260	110.26	106.35	101.15	12.54	70.6	0.96
	TOTAL	35	5,539,700	5,023,260	110.28	106.61	101.32	12.55	71.4	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	32	0	0.0	0	0.0	2	6.3	14	43.8	7	21.9	7	21.9	1	3.1	1	3.1
	TOTAL	33	0	0.0	0	0.0	2	6.1	14.5	43.9	7.5	22.7	7	21.2	1	3.0	1	3.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	34	0	0.0	0	0.0	2	5.9	15	44.1	9	26.5	6	17.7	1	2.9	1	2.9
	TOTAL	35	0	0.0	0	0.0	2	5.7	15.5	44.3	9.5	27.1	6	17.1	1	2.9	1	2.9